



CITY OF  
**ISSAQUAH**  
WASHINGTON

Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 DSD@issaquahwa.gov

# Notice of Application

**Project Name:** Middle School No. 6 (Talus)

**Application:** April 1, 2019

**Application Complete:** April 15, 2019

**Notice of Application:** April 24, 2019

**Notice of Application Public Comment Period:**

**April 24, 2019 – May 8, 2019**

(See Public Comment below for more information)

## PROJECT INFORMATION

**File Number(s):** SDP19-00002

**Project Description:** Site Development Permit application to construct a new middle school campus with an athletic field to include approximately 139,000 sq.ft. of academic, school administration and ancillary spaces in one 6-story building. The new school would accommodate up to 1,000 students and 85 staff. Parking would be provided in a two-level garage tucked under the building and two surface parking lots, with a separate driveway for school buses. A trail is proposed along the southern edge of the site connecting Falcon Way NW and NW Talus Drive near the intersection of Renton-Issaquah Road SE/SR 900. (See [Site Plan](#))

**Project Location:** Southeast corner of NW Talus Drive and Falcon Way NW (See [Vicinity Map](#))

**Size of Subject Area in Acres:** ±9.0 **Sq. Ft.:** 390,297

**Applicant:** Kim Young, Integrus Architecture  
117 South Main Street, Suite 100, Seattle, WA 98104  
Phone: 206-628-3137; Email: kyoung@integrusarch.com

**Decision Maker:** Development Commission

**Required City Permits:** Site Development Permit

**Required City Permits, Not Part of this Application:**  
Administrative Adjustment of Standards (AAS), Site Work Permits, Building Permits, Landscape Permit, Utility Permits

**Required Studies:** Traffic Impact Analysis, Arborist Report, Stormwater Report, Geotechnical Report

**Existing Environmental Documents Relevant to this Application:** SEPA Environmental Checklist

## REGULATORY INFORMATION

**Zoning:** UV-O - Urban Village - Office

**Comprehensive Plan Designation:** Urban Village

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:**  
Comprehensive Plan, Issaquah Municipal Code (IMC)

## PUBLIC COMMENT

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

**Written comments are due by 5:00 pm on the Public Comment Period date noted above to:**

Development Services Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## PUBLIC MEETING AND PUBLIC HEARING:

The Development Commission is the decision maker for the Site Development Permit application. Date and time of the meeting and hearing has not been set. A follow up notice will be sent to property owners within 300 feet and to Parties of Record to notify them of the meetings.

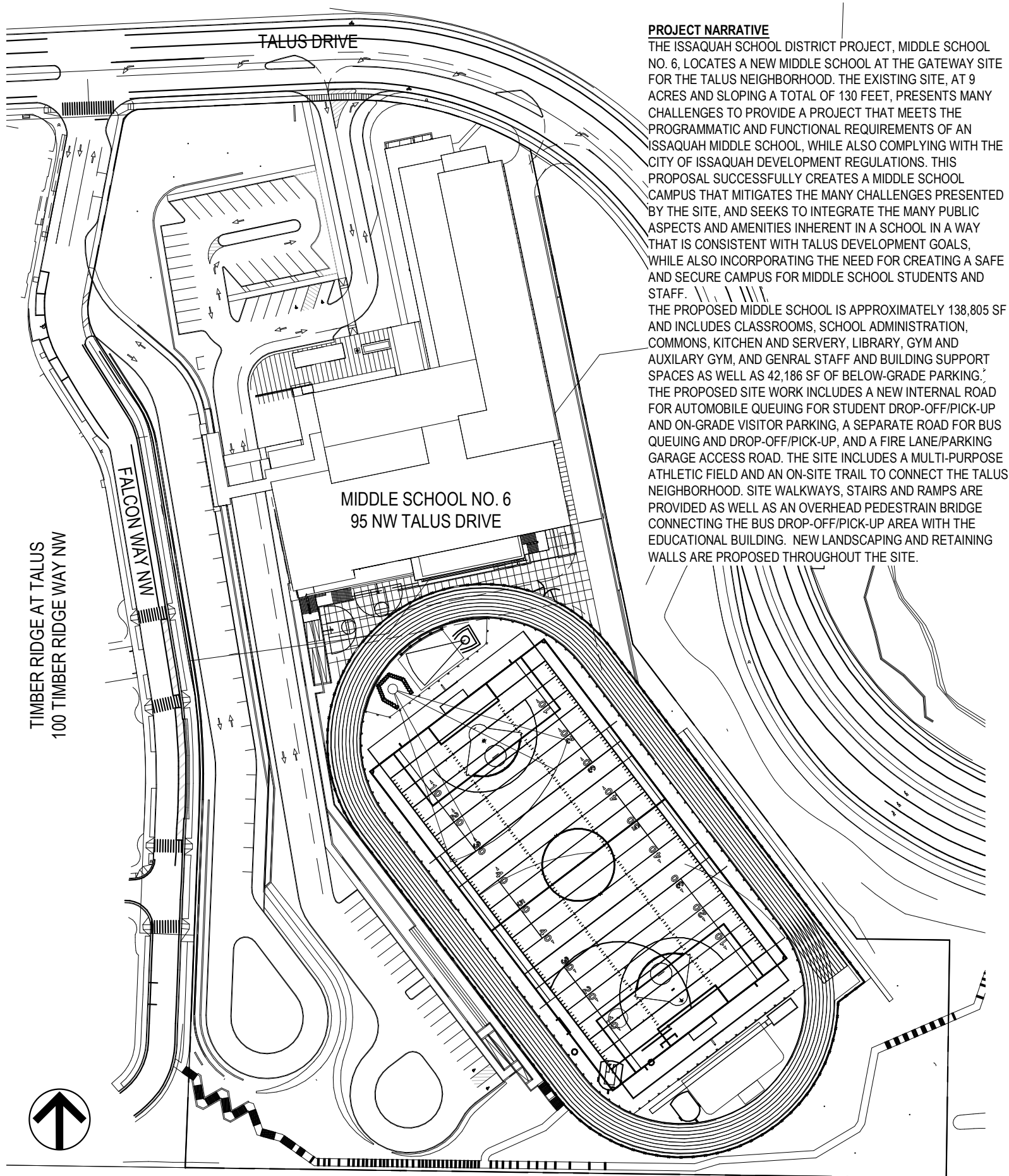
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## CITY CONTACT INFORMATION

**Project Planner:** Jean Lin, Senior Planner  
**Phone Number:** 425-837-3103  
**E-Mail:** [jeanl@issaquahwa.gov](mailto:jeanl@issaquahwa.gov)

**Development Services Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

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# **PROJECT NARRATIVE**

THE ISSAQUAH SCHOOL DISTRICT PROJECT, MIDDLE SCHOOL NO. 6, LOCATES A NEW MIDDLE SCHOOL AT THE GATEWAY SITE FOR THE TALUS NEIGHBORHOOD. THE EXISTING SITE, AT 9 ACRES AND SLOPING A TOTAL OF 130 FEET, PRESENTS MANY CHALLENGES TO PROVIDE A PROJECT THAT MEETS THE PROGRAMMATIC AND FUNCTIONAL REQUIREMENTS OF AN ISSAQUAH MIDDLE SCHOOL, WHILE ALSO COMPLYING WITH THE CITY OF ISSAQUAH DEVELOPMENT REGULATIONS. THIS PROPOSAL SUCCESSFULLY CREATES A MIDDLE SCHOOL CAMPUS THAT MITIGATES THE MANY CHALLENGES PRESENTED BY THE SITE, AND SEEKS TO INTEGRATE THE MANY PUBLIC ASPECTS AND AMENITIES INHERENT IN A SCHOOL IN A WAY THAT IS CONSISTENT WITH TALUS DEVELOPMENT GOALS, WHILE ALSO INCORPORATING THE NEED FOR CREATING A SAFE AND SECURE CAMPUS FOR MIDDLE SCHOOL STUDENTS AND STAFF.

THE PROPOSED MIDDLE SCHOOL IS APPROXIMATELY 138,805 SF AND INCLUDES CLASSROOMS, SCHOOL ADMINISTRATION, COMMONS, KITCHEN AND SERVERY, LIBRARY, GYM AND AUXILIARY GYM, AND GENERAL STAFF AND BUILDING SUPPORT SPACES AS WELL AS 42,186 SF OF BELOW-GRADE PARKING. THE PROPOSED SITE WORK INCLUDES A NEW INTERNAL ROAD FOR AUTOMOBILE QUEUING FOR STUDENT DROP-OFF/PICK-UP AND ON-GRADE VISITOR PARKING, A SEPARATE ROAD FOR BUS QUEUING AND DROP-OFF/PICK-UP, AND A FIRE LANE/PARKING GARAGE ACCESS ROAD. THE SITE INCLUDES A MULTI-PURPOSE ATHLETIC FIELD AND AN ON-SITE TRAIL TO CONNECT THE TALUS NEIGHBORHOOD. SITE WALKWAYS, STAIRS AND RAMPS ARE PROVIDED AS WELL AS AN OVERHEAD PEDESTRAIN BRIDGE CONNECTING THE BUS DROP-OFF/PICK-UP AREA WITH THE EDUCATIONAL BUILDING. NEW LANDSCAPING AND RETAINING WALLS ARE PROPOSED THROUGHOUT THE SITE.

**integrus**  
ARCHITECTURE

**MIDDLE SCHOOL NO. 6**

10 South Cedar Street  
(509) 838-8681

Spokane, WA 99201  
Fax: (509) 838-2194

DWG. #:

JOB #:

DRAWN BY:

DATE:

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JB

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## PROJECT INFORMATION

**File Number(s):** AAS19-00003

**Project Description:** Administrative Adjustment of Standards application to exceed the 10-foot wall height limit for sections of four retaining walls. The tallest wall section would be up to 24 feet in height. Proposed wall treatments include landscaping, decorative form liner, and sculpted shotcrete. These walls are associated with the proposed construction of a new middle school campus. (See Site Plan)

**Project Location:** Southeast corner of NW Talus Drive and Falcon Way NW (See Vicinity Map)

**Size of Subject Area in Acres:** ±9.0 **Sq. Ft.:** 390,297

**Applicant:** Kim Young, Integrus Architecture  
117 South Main Street, Suite 100, Seattle, WA 98104  
Phone: 206-628-3137; Email: [kyoung@integrusarch.com](mailto:kyoung@integrusarch.com)

**Decision Maker:** Development Services Department

**Required City Permits:** Administrative Adjustment of Standards

**Required City Permits, Not Part of this Application:** Site Development Permit, Site Work Permits, Building Permits, Landscape Permit, Utility Permits

**Required Studies:** Geotechnical Report

**Existing Environmental Documents Relevant to this**

**Application:** SEPA Environmental Checklist

## REGULATORY INFORMATION

**Zoning:** UV-O - Urban Village - Office

**Comprehensive Plan Designation:** Urban Village

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:**  
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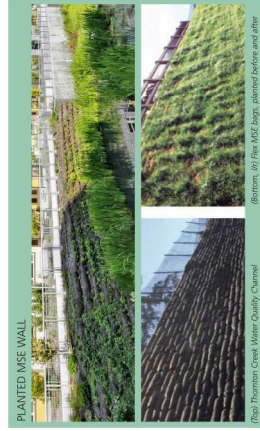
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# Middle School No. 6 (Talus)

## Legend

 Parcels

